

I am writing to object strongly to Mirvac's new proposal contained in <http://bit.ly/MIRVACRESPONSE> and the response from the Applicant dated 12 May 2021.

I am the owner of apartment 609 in the building known as One Darling Harbour which sits immediately behind Harbourside. My apartment faces Pyrmont and not Darling Harbour. I stress that my objection to the current proposal is not from a personal perspective but it is driven strongly by concern for all Sydneysiders and tourists who enjoy Darling Harbour in vast numbers for 365 days of every year (2020 and Covid excepted). As a long-time resident here I have been constantly overwhelmed by the pleasure this much loved part of Sydney brings to all.

It is undeniable that Harbourside is clearly very tired and in need of an upgrade. However with vision and sympathy with the area (as would be expected of professional planners and developers) there is so much that could be done within the current envelope while maintaining the character of the amenity provides. Those who originally conceived and designed Harbourside should be congratulated on their vision which gave it longevity and allowed it to sit beautifully within Darling Harbour as a whole. It has added, and continues to add, an immeasurable amount to Sydney and Australia for locals and tourists alike.

With imagination and sensitivity this building could be transformed into a modern icon which both fits in with and complements its surroundings, particularly the Pyrmont Bridge.

1. Currently Darling Harbour and Cockle Bay provide hugely valuable open public spaces for those who work in the high-rise jungle which is now the commercial spaces of the City of Sydney. Although the new proposal for Harbourside is not so much as a high-rise building, it would still impose the commercial world of the city on the open public spaces of the waterfront, and severely diminish its connection to the water and to the Pyrmont bridge, wherein lies its character and its beauty. It is the openness, the ability to walk and sit by the water, the outdoor restaurants, bars and cafes which currently create a mecca for all. This would not be the same for the building as proposed. Such an edifice could overpower the bridge and render the idea of walking across it less inviting.
2. There can be no justification for creating essentially an office building on waterfront public spaces. Optimum planning provides for office space in the city which is already taken up with commercial premises and set up for commuter transport. The beauty of Darling Harbour is that it is easily accessible to office workers in the city but provides a completely separate oasis of open spaces and waterfront.
3. In my view, the proposed roof garden is a poor attempt to recreate what is already there in terms of public amenity. It would not be part of the waterfront promenade as currently exists and it would not have that feeling of accessibility and community which is there now. Rather, there is potential for all sorts of problems which evidence shows can be spawned by such artificially created public areas.
4. Sensible, progressive yet sympathetic planning suggests that any development should upgrade an existing building such as Harbourside within the current envelope and within the visionary thinking of the original planners.

We should look to the cities of the world who treasure their public waterfronts and devote their energies to their preservation, rather than eroding them for the commercial gain of a few. We should protect those areas and not bow to threats of developers. Much disservice has already been done to the waterfronts of Sydney by the buildings which have been allowed there. We now have the opportunity for this to stop. Future generations of Sydneysiders, Australian and international tourists will thank us.